

# ARTICLE 10: PROVISIONS FOR GROUP DEVELOPMENT

## Section

10:1 Provisions for Group Development

10:2 Site Plan Review for Group Developments

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### 10:1.1 General Standards.

1. Setbacks/Height.

See Article 7

2. Roads.

All roads or drives within the group development shall meet the County Land Development Regulations requirements for private roads. If the roads are to be conveyed to Jasper County, they shall be built in compliance with the County Land Development Regulations.

3. Traffic Circulation.

Traffic circulation within the group development shall be reviewed and approved by the Planning Commission.

4. Off-Street Parking.

See Parking Table 12.1.

5. Off-Street Loading.

See Off-Street Loading Table 12.3.

6. Exterior Lighting.

Adequate exterior lighting shall be provided in all group developments. For lighting of horizontal tasks such as roadways, sidewalks, entrances and parking areas, fixtures shall meet IESNA “full-cutoff” (no light output above 90 degrees at any lateral angle around the fixture). Fixtures shall not be mounted in excess of 30 feet above finished grade. All other outdoor lighting such as floodlights and spotlights shall be aimed,

located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light skyward, onto a neighboring property or onto a public roadway.

7. Signage.

All signage in a group development shall be in accordance with the provisions set forth in the County Sign Ordinance.

8. Screening and Buffering.

A wall, fence, compact evergreen hedge or other type of evergreen foliage, or a combination of fence and shrubbery at least 6 feet in height shall be provided along side and rear exterior lot lines where any non-residential use is adjacent to a residential use and/or district for the purpose of screening non-residential activities from view. Additionally, a 15-foot landscaped buffer along the exterior property lines adjacent to residential uses and districts shall be maintained. No development is permitted in this buffer.

9. Parking Lot Landscaping.

Off-street parking lot landscaping shall be provided as set forth in Section 12:4, Parking Lot Landscaping.

**§ 10:2 SITE PLAN REVIEW FOR GROUP DEVELOPMENTS.**

This section lists the criteria by which group developments are reviewed. Permitted uses must be in conformance with the site plan requirements listed in this Section.

In any group development no building permit shall be issued until a site plan meeting the requirements of this section has been reviewed and approved by the DSR. All site review approvals are valid for two (2) years, where upon if no building permit has been issued; a new site review will be required. A minimum of three (3) copies of the site plan meeting the requirements of this section must be submitted to the DSR

**10:2.1 Site Plan Submittal Requirements.**

In order to ensure proper and expeditious review, the site plan must meet the following criteria:

1. The site plan must be drawn to a scale of not less than 50 feet to 1 inch by an appropriate, qualified professional of the State of South Carolina;
2. A vicinity map, title block, scale, north arrow, site size, and property line survey;

3. The location of any utility easements;
4. The land use for every part of the site and the number of acres devoted to each use;
5. The site's traffic circulation plan, including the location of curb cuts and points of ingress/egress, and also including the location and width of all streets, drives, medians, service areas, dumpster pads, entrances to parking areas, etc.;
6. The site's parking plan, including all off-street parking, loading/unloading areas, and structures, and also including all parking spaces and their dimensions;
7. Storm Water Management and Sedimentation and Erosion Control Plans, which must be submitted to the County Soil and Water Conservation District;
8. The site's sign plan, which includes all exterior signage of the development;
9. The site's lighting plan, including the location, height, and type of all exterior light fixtures;
10. If applicable, the location of all proposed nonresidential buildings or structures, their general exterior dimensions, and gross square footage;
11. If applicable, the location of all proposed residential structures, their general exterior dimensions, the number of residential dwelling units by type, and the number of the bedrooms in each unit;
12. If applicable, the site's pedestrian circulation plan, including the location of all sidewalks, paths, trails, etc. and the dimensions thereof;
13. The screening and landscape plan for the site; including the location, size, and type of plant material;
14. Specifications indicating the proposed treatment or improvements to all open space areas and the delineation of those areas proposed for specific types of developed recreational activities;
15. Elevations of proposed development;
16. Prospective sketch indicating colors and materials of all structures and screening.